



LEASE

Argent Center

2435 S KING RD

San Jose, CA 95122

PRESENTED BY:

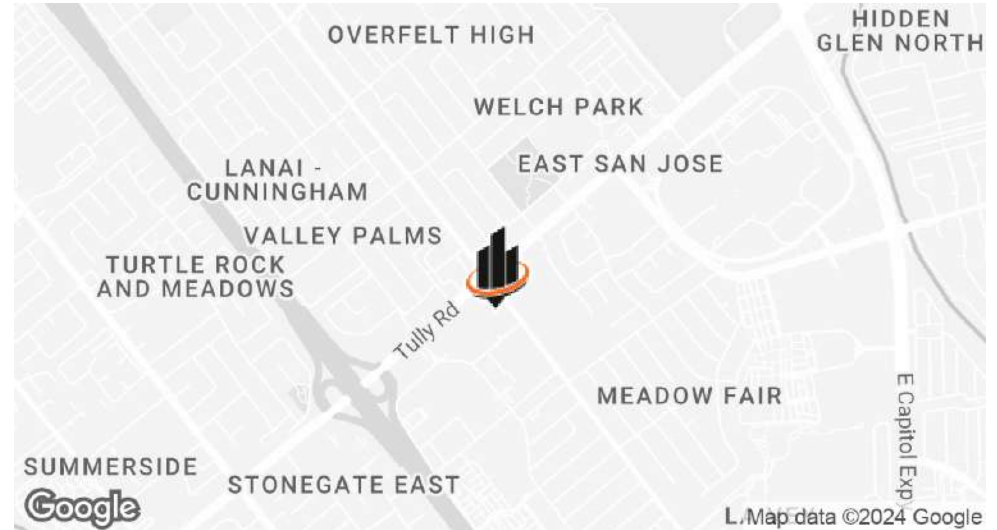
MIKE PRIOLO

O: 408.439.8875

mike.priolo@svn.com

CalDRE #01878385

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	2.50 SF/month (NNN)
BUILDING SIZE:	15,000 SF
AVAILABLE SF:	815 - 1,660 SF
LOT SIZE:	1.55 Acres
YEAR BUILT:	1983
ZONING:	Commercial Pedestrian (CP)
MARKET:	Silicon Valley
SIIRMARKET:	East San Jose /

MIKE PRIOLO

O: 408.439.8875

mike.priolo@svn.com

CalDRE #01878385

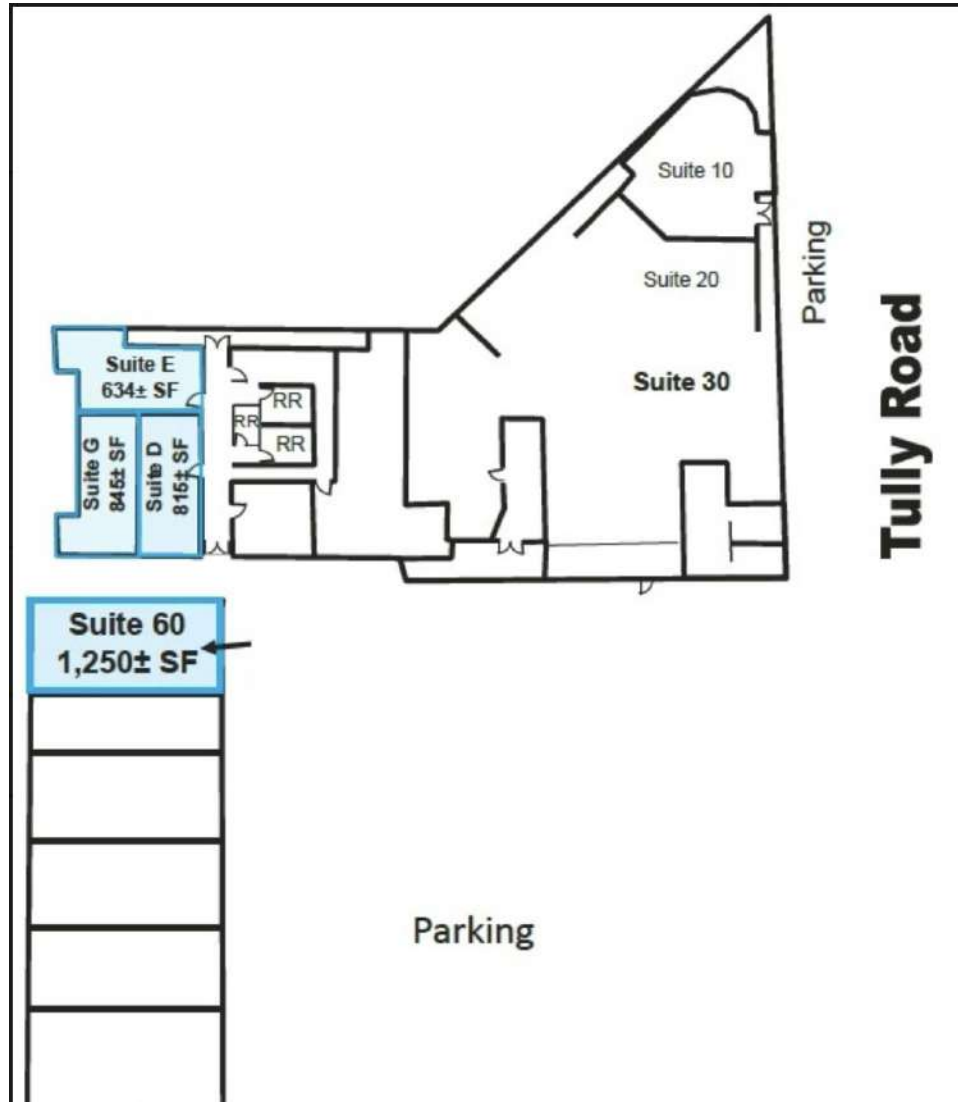
PROPERTY OVERVIEW

Argent Center is located on one of the busiest corners in E San Jose - Tully and S. King. The center offers tenants ample parking, excellent exposure to S King Rd as well as ingress/egress on both S King and Tully Rd. There are three suites available ranging from 815-1250SF with a maximum of 1,660 square feet of contiguous space.

PROPERTY HIGHLIGHTS

- Various suites available from 815-1,660 square feet
- Estimated NNN expenses of \$1.00/ SF / Month
- Very Low Asking Base Rent - \$1.50 - 2.75/ SF / Month
- Zoned Commercial Pedestrian offering a wide variety of retail uses

SITE MAP



MIKE PRIOLO
O: 408.439.8875
mike.priolo@svn.com
CaDRE #01878385

PROPERTY PHOTOS



MIKE PRIOLO
O: 408.439.8875
mike.priolo@svn.com
CalDRE #01878385

SUITE 40



MIKE PRIOLO

O: 408.439.8875

mike.priolo@svn.com

CalDRE #01878385

SUITE 60



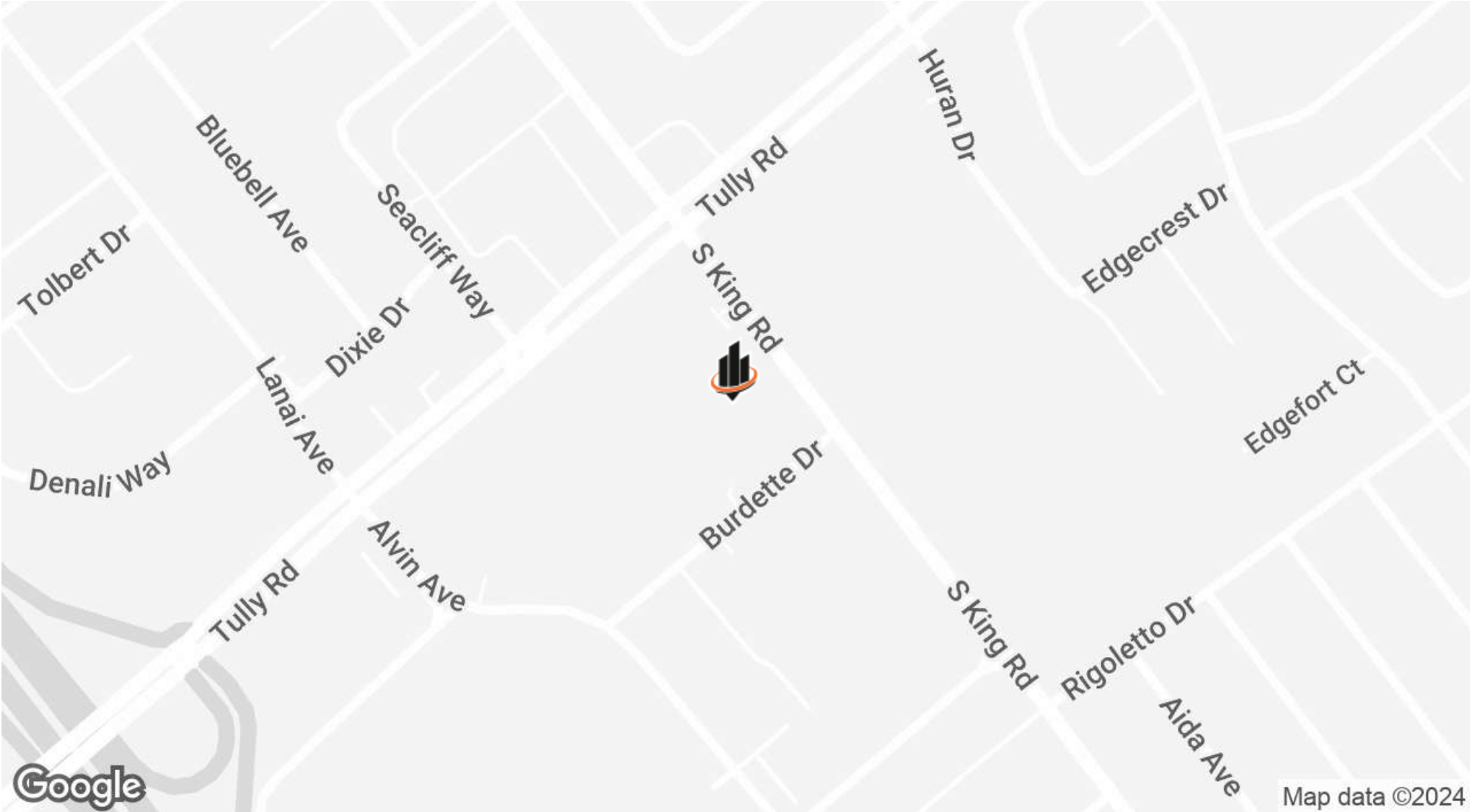
MIKE PRIOLO

O: 408.439.8875

mike.priolo@svn.com

CalDRE #01878385

LOCATION MAP



MIKE PRIOLO
O: 408.439.8875
mike.priolo@svn.com
CalDRE #01878385

PRESENTED BY:

Mike Priolo

O: 408.439.8875
mike.priolo@svn.com
CalDRE #01878385